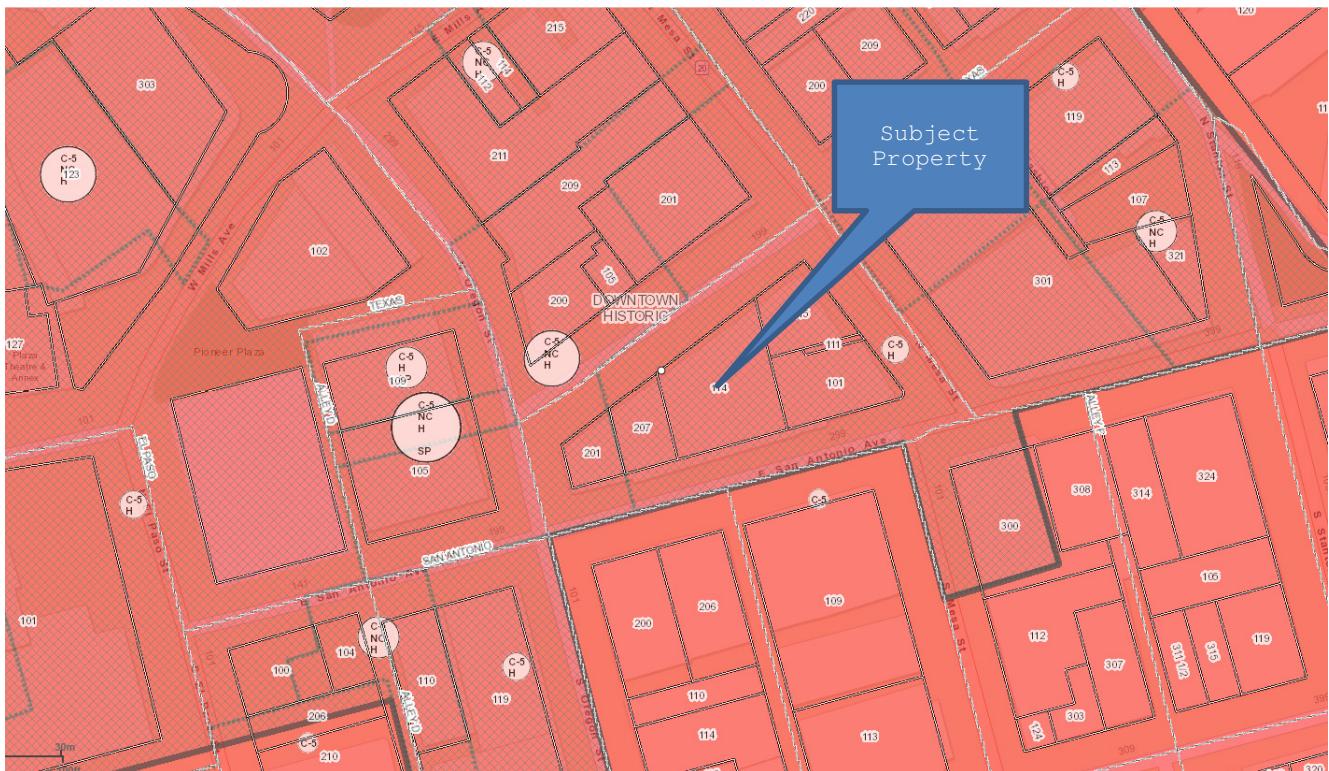




**PHAP19-00003**

**Date:** January 28, 2019  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Trost Hills Building, LLC  
**Representative:** William C. Helm II  
**Legal Description:** 5 1/2 Mills 101.82 Ft. On San Antonio Beg. 108.29 Ft. E. Of Swc & Extending To Texas Ave 10691 Sq. Ft, City of El Paso, El Paso County, Texas  
**Historic District:** Downtown  
**Location:** 108-114 E. Texas Avenue  
**Representative District:** #8  
**Existing Zoning:** C-5/H (Commercial/Historic)  
**Year Built:** 1927  
**Historic Status:** Landmark  
**Request:** Certificate of Appropriateness for building rehabilitation to include storefront reconfiguration, lighting, entrance ramps, stairs, sidewalk, planters, murals, awnings, and construction of a five-story rooftop addition  
**Application Filed:** 1/14/2019  
**45 Day Expiration:** 2/28/2019

**ITEM #2**



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for building rehabilitation to include storefront reconfiguration, lighting, entrance ramps, stairs, sidewalk, planters, murals, awnings, and construction of a five-story rooftop addition

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

*The Design Guidelines for the Downtown Historic District recommend the following:*

- *Setbacks are permissible, however, if they occur after the first two stories. (The Plaza Hotel illustrates this concept).*
- *New development shall comply with the requirements for the underlying residential, apartment, or commercial zone.*
- *The relationship between the height and width of a building establishes proportion. The proportions of new buildings should be consistent with the dominant proportions of existing buildings (vertically and horizontally).*
- *Windows should be similar in size and spacing to those of the historic landmarks within each zone.*
- *San Antonio Zone: New infill construction and additions to existing structures should maintain and reinforce the existing pattern and of the Popular.*
- *Sidewalks should be enhanced by installing brick pavers (or other decorative materials) along the edges and/or at intersections.*
- *All sidewalks should have handicap accessibility.*
- *Generally, lighting provides safety and visibility. In addition, it serves a number of other purposes: Provides safe movement of vehicular and pedestrian traffic. Provides security and aids in crime prevention. Can accentuate important features, qualities, and landmarks. Allows day or night usage of buildings*
- *With a few exceptions, the roofs within the historic district are flat and therefore are not visible from the sidewalk. Generally, if the roof of a building is not visible from the street, the use of any appropriate roofing material is acceptable.*
- *Horizontal, casement or picture windows are not historic and should be avoided.*
- *Generally, window glass should be clear. Mirrored and reflective glass are not historic and should be avoided. The same is true for any reflective-type window screening.*
- *Windows should be evenly distributed horizontally and vertically on all floors.*
- *Historically, awnings were covered with canvas. Canvas and other synthetics (woven acrylics) should be used on awnings. Shiny fabrics, however, may distract from a building's appearance and should therefore be avoided.*
- *Materials should be compatible with the structure and other elements particular to the historic district.*
- *Awnings and canopies should be placed at the top of openings, but they should not cover important architectural details/elements.*
- *Awnings and canopies should be of an appropriate size and scale in relation to the building's façade.*
- *Fixtures should not extend across the facades of several buildings. Instead, fixtures should fit within vertical elements such as columns.*
- *Awning should not cover more than one-third of the window opening. Un-*

- proportioned awnings may appear awkward.*
- Fixtures should always fit within their openings. Attempting to fit a square awning into a round opening (and vice-versa) should be avoided. Generally, the shape of an awning should respect the shape of the window.*
- Colors on awnings and canopies should be considered carefully. Generally, colors should relate to a structure's overall color scheme.*
- Adjacent awnings should not fight each other for attention by using bright colors that might overwhelm a structure and/or an entire streetscape.*
- Street furniture should make a positive contribution to a street's image and not become another eyesore.*
- Street furniture should be selected, placed and maintained as part of an overall design scheme.*
- It is recommended that storefronts reflect the recessed entry typical of the one and two-part commercial type.*
- Determine if the existing storefront is the original or a later alteration. Preserve original materials or details and the shape of original openings (otherwise the proportions of the façade will be lost). Replace missing original elements such as transom windows.*
- Storefronts should be fabricated from wood, but metal storefronts will be acceptable provided that: The design complements the architectural style of the façade and the surrounding area. Entry doors complement the structure's architectural style.*
- The original size, division and shape of display windows should be retained. Glass should be transparent for pedestrian viewing.*
- Bars or offices in storefronts should use blinds or café curtains for privacy.*
- The wainscot or panel beneath the display window should be constructed of wood or brick. Plastic and metal sidings are not historic and should be avoided.*
- The way in which materials and finishes are combined determines much of a structure's architectural character. It is important to preserve and complement the character of historic structures through proper design and maintenance.*
- Retain original color and texture of masonry when possible.*
- New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation. According to the Standards of Rehabilitation, new additions should be designed and constructed so that the character-defining features of buildings are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. Do not add on top of an original historic structure. Rather, add to a more recent addition, or start a new one-to-two story addition on the side or rear of the building.*

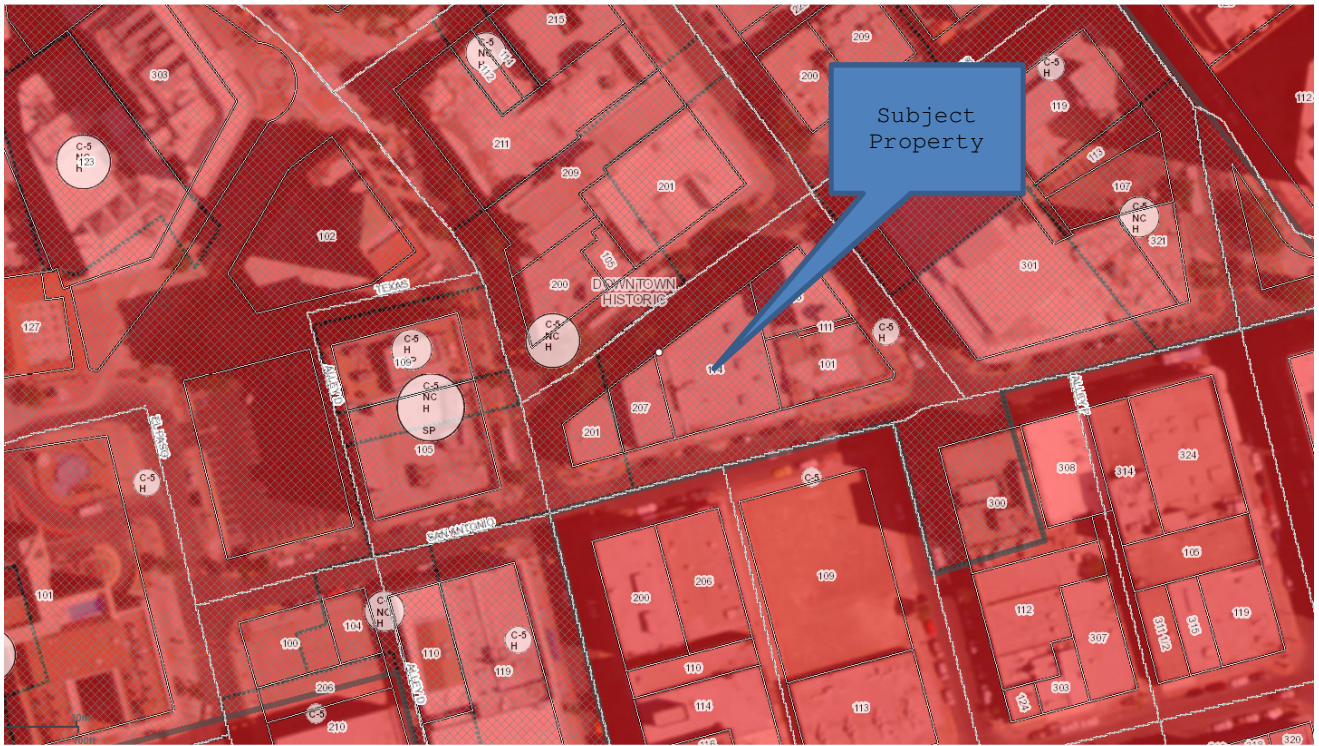
*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. .*
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The modification is that the exterior lights be mounted in the mortar and not in the masonry.



## AERIAL MAP



PROPOSED ELEVATIONS

